

Arlington Special Town Meeting — Motion to Amend

Wagner Amendment 2

ARTICLE NO. 12

Dated: October 17, 2023

I, Carl A. Wagner, do hereby submit the following Motion to Amend Article 12:

To amend the recommended vote of the Arlington Redevelopment Board re: Article 12, by making the following changes **to DELETE Section 5.9.4.E, Bonuses** and to delete the reference to that section by modifying the text in section 5.9.4.D item 10)

10) ~~Except as noted in Section 5.9.4.E. Bonuses~~

So that section 5.9.4.D item 10 reads: (additions are underlined and removals are in strikeout):

10) ~~Except as noted in Section 5.9.4.E. Bonuses,~~ The dimensional requirements are as follows:

and so that later sections will directly follow section D, and be re-lettered accordingly.

Comment:

- This change removes the bonus floors from MBMF district and restores setbacks.
- Removing the bonuses has no impact on Article 12's density or unit totals, because none have been provided for the bonuses.
- This Amendment better protects abutters, solar panels & solar access, open space between building and street, and reduces street canyon and heat island effects for road and sidewalk users.
- Our existing 15%/60%AMI affordability determination has not yet been received from the Commonwealth. If approved, our existing affordable housing inclusionary zoning would be applied after that determination.
- In the future to remove developer bonuses would require a 2/3rds supermajority vote. In future, if we decide we want/need to add these bonuses, they can be added by a 50% majority vote.
- This Amendment would have no impact on our eligibility to be part of the Fossil Fuel Free state pilot program.

Respectfully submitted,

/s/ Carl A. Wagner

Carl A. Wagner, Precinct 15 TMM

Date Voted: _____

Action Taken: _____